

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

56 James Cook Drive Truganina VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Truganina

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 Guthrie Way Truganina VIC 3029	\$570,000	20-Jul-19
31 Glenfern Circuit Truganina VIC 3029	\$530,000	14-May-19
35 Bolivar Esplanade Truganina VIC 3029	\$519,000	01-Jul-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 September 2019



**3 Guthrie Way Truganina VIC 3029** Sold Price **\$570,000** Sold Date **20-Jul-19**

 3  2  2

Distance **0.75km**



**31 Glenfern Circuit Truganina VIC 3029** Sold Price **\$530,000** Sold Date **14-May-19**

 3  2  2

Distance **1.38km**



**35 Bolivar Esplanade Truganina VIC 3029** Sold Price **\$519,000** Sold Date **01-Jul-19**

 3  2  2

Distance **1.46km**



**6 Baden Powell Drive Tarneit VIC 3029** Sold Price **\$540,000** Sold Date **12-Jul-19**

 3  2  2

Distance **1.91km**



**19 Sunnyvale Rise Truganina VIC 3029** Sold Price <sup>RS</sup> **\$522,000** Sold Date **01-Aug-19**

 3  2  2

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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